

# UNOFFICIAL COPY

Doc#: 2029133363 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 10/19/2020 01:24 PM Pg: 1 of 4

## QUIT CLAIM DEED

THIS INDENTURE  
WITNESSTH, that the  
grantors, Ernesto Diaz Ramon  
and Kira T. Thomas, an  
unmarried man and an  
unmarried woman, as joint  
tenants, for and in  
consideration of TEN & 00/100  
DOLLARS, and other good  
and valuable consideration in  
hand paid, CONVEYS and  
QUIT CLAIMS to:

Dec ID 20200701633034

City Stamp 1-376-315-104

**Ernesto Diaz Ramon and Kira T. Thomas, not personally, but as Trustees of the Ernesto Diaz Ramon Trust dated July 8, 2020, as to an undivided one-half (1/2) interest, and Ernesto Diaz Ramon and Kira T. Thomas, not personally, but as Trustees of the Kira T. Thomas Trust dated July 8, 2020, as to an undivided one-half (1/2) interest, not as joint tenants but as tenants in common**

in the following described real estate situated in Cook County in the State of Illinois, to wit:

LOT 87 IN STEVENS SUBDIVISION OF JEFFERSON PARK, A SUBDIVISION OF THE WEST 1367 FEET OF THE NORTH HALF OF LOT 4 IN SCHOOL TRUSTEE'S OF SECTION 16, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Tax ID No.: 13-16-112-033-0000

Address of Real Estate: 5447 W. LELAND AVE, CHICAGO, IL 60630

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trusts and for the uses and purposes herein and in said trust agreement set forth.

Full power and authority is hereby granted to said trustees to improve, manage, protect and subdivide said premises or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to re-subdivide said property as often as desired, to contract to sell, to grant options to purchase, to sell on any terms, to convey either with or without consideration, to convey said premises or any part thereof to a successor or successors in trust and to grant to such successor or successors in trust all of the title, estate, powers and authorities vested in said trustees, to donate, to dedicate, to mortgage, pledge or otherwise encumber said property, or any part thereof, to lease said property, or any part thereof, from time to time in possession or reversion, by leases to commence in praesenti or futuro, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the term of 198 years, and to renew or extend leases upon any terms and for any period or periods of time and to amend, change or

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modify leases and the terms and provisions thereof at any time or times hereafter, to contract to make leases and to grant options to lease and options to renew leases and options to purchase the whole or any part of the reversion and to contract respecting the manner of fixing the amount of present or future rentals, to partition or to exchange said property, or any part thereof, for other real or personal property, to grant easements or charges of any kind, to release, convey or assign any right, title or interest in or about or easement appurtenant to said premises or any part thereof, and to deal with said property and every part thereof in all other ways and for such other considerations as it would be lawful for any person owning the same to deal with the same, whether similar to or different from the ways above specified, at any time or times hereafter.

In no case shall any party dealing with said trustees in relation to said premises, or to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustees, be obliged to see to the application of any purchase money, rent, money borrowed or advanced on said premises, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of said trustees, or be obliged or privileged to inquire into any of the terms of said trust agreement; and every deed, trust deed, mortgage, lease or other instrument executed by said trustees in relation to said real estate shall be conclusive evidence in favor of every person relying upon or claiming under any such conveyance, lease or other instrument (a) that at the time of the delivery thereof the trust created by this indenture and by said trust agreement was in full force and effect, (b) that such conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained in this indenture and in said trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder, (c) that said trustees were duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument and (d) if the conveyance is made to a successor or successors in trust, that such successor or successors in trust have been properly appointed and are fully vested with all the title, estate, rights, powers, authorities, duties and obligations of its, his or their predecessor in trust.

The interest of each and every beneficiary hereunder and of all persons claiming under them or any of them shall be only in the earnings, avails and proceeds arising from the sale or other disposition of said real estate, and such interest is hereby declared to be personal property, and no beneficiary hereunder shall have any title or interest, legal or equitable, in or to said real estate as such, but only an interest in the earnings, avails and proceeds thereof as aforesaid.

And the said grantors hereby expressly waive and release any and all rights or benefits under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

## REAL ESTATE TRANSFER TAX

16-Jul-2020



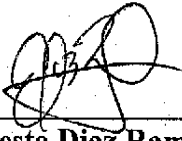
<b>CHICAGO:</b>	0.00
<b>CTA:</b>	0.00
<b>TOTAL:</b>	0.00 *

13-16-112-033-0000 | 20200701633034 | 1-376-315-104

\* Total does not include any applicable penalty or interest due.

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In Witness Whereof, the grantors aforesaid have hereunto set their hands and seals this July 8, 2020.



Ernesto Diaz Ramon

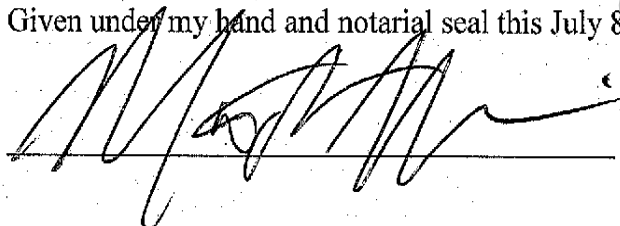


Kira T. Thomas

State of Illinois County of Cook

The undersigned as a Notary Public in and for said County, in the State aforesaid, do hereby certify that Ernesto Diaz Ramon and Kira T. Thomas, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal this July 8, 2020.

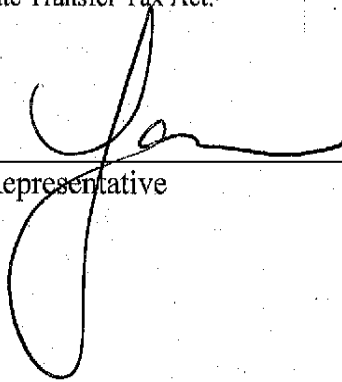


(Notary Public)

<p>Mail to Preparer:          Matthew R. Margolis          Margolis Weldon LLC          350 S. Northwest Highway, Suite 300          Park Ridge, Illinois 60068</p>	<p>Send Future Tax Bills to:          Ernesto Diaz Ramon and Kira T. Thomas          5447 W. Leland Ave.          Chicago, IL 60630</p>
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Exempt under provisions of Paragraph E, Section 4, Real Estate Transfer Tax Act.

7/8/2020



Date

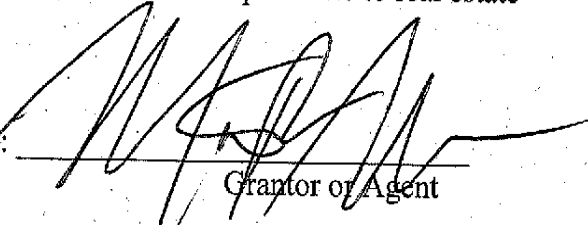
Representative

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## STATEMENT BY GRANTOR AND GRANTEE

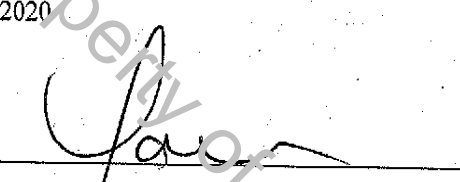
The grantor or her agent affirms that, to the best of her knowledge, the name of the grantee shown on the deed assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated: July 8, 2020

Signature:   
Grantor or Agent

SUBSCRIBED AND SWORN TO BEFORE  
ME THIS JULY 8, 2020

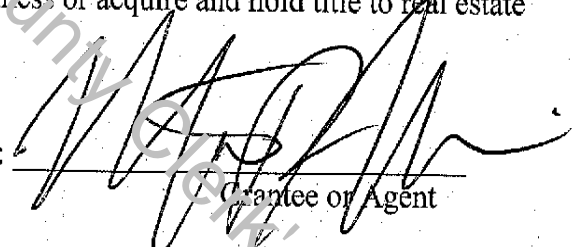
NOTARY PUBLIC





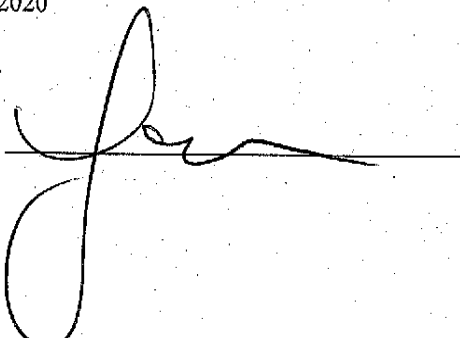
The grantee or her agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

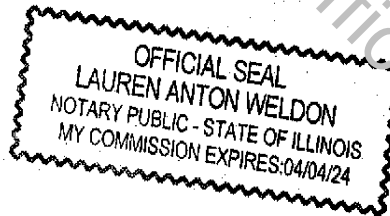
Dated: July 8, 2020

Signature:   
Grantee or Agent

SUBSCRIBED AND SWORN TO BEFORE  
ME THIS JULY 8, 2020

NOTARY PUBLIC





Note: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.